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**REGIONAL
SMALL FARMS
CONFERENCE**

Results of Work Group Sessions

September 27 - 28, 1978
Poland Spring, Maine

Co-sponsored by:
U.S. Department of Agriculture and
Community Services Administration

EXECUTIVE COMMITTEE

U. S. Department

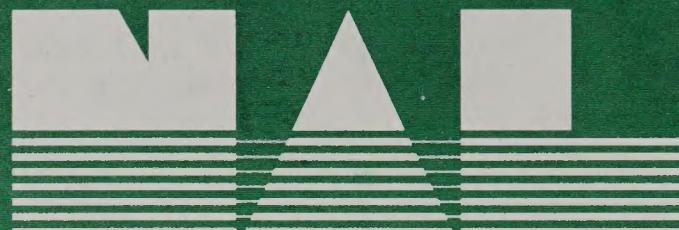
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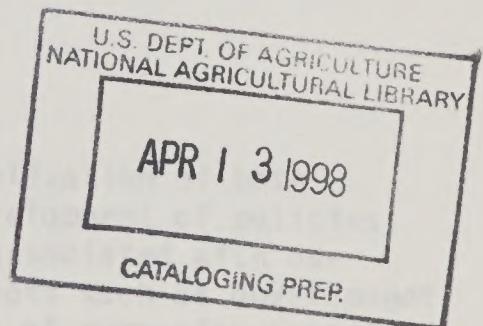
The U. S. Department of Agriculture (USDA) and the Community Services Administration (CSA) are co-sponsoring this regional small farms conference in cooperation with ACTION. The conference is designed to:

- Provide small farm operators an opportunity to identify problems that are important to their farm operations and families.
- Develop priority needs and suggest programs that will benefit small farm operators and their families.
- Identify what small farm operators need, as contrasted with what other farmers need.

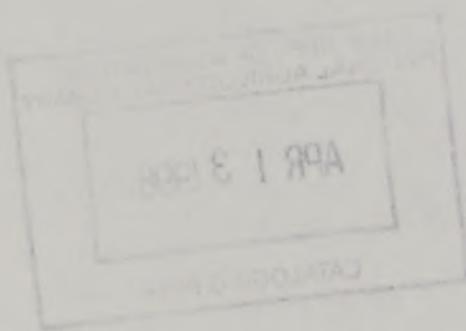
Follow-up from the conference will include a regional report and national summary of the five conferences. The information and recommendations from the conferences will be used to determine what administrative changes need to be made in USDA and CSA, and as the basis for new legislation and an administration policy for small farmers.

This computer report was prepared by:

J. G. Massey, Texas A&M University, College Station, Texas
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NOTES





REGIONAL SMALL FARMS CONFERENCE

THE SMALL FARM ISSUE

BOB BERGLAND, Secretary of Agriculture

For too long, we have heard predictions that the small farmer will soon become extinct as those farm families are forced from the land. It has been a trend, but I am committed to improve USDA programs to better serve the small farm family and halt that trend.

We believe the small farm family in America is basic to a healthy farm and rural economy.

We believe the farm family is still the basis of a desirable pattern for American agricultural and rural living in this nation.

We will be listening to the farmer delegates attending these Small Farm Conferences and to their suggestions and recommendations. There will be follow-up action where we can identify changes that need to be made to help small farmers.

GRACIELA OLIVAREZ, Director of Community Services Administration

The Community Services Administration, as the national advocate for the low-income and economically disadvantaged, recognizes the critical need to assist low-income farmers and their families in improving their economic condition and quality of life through resource mobilization, delivery of services and improved access to Federal, state and local services and programs.

SAM BROWN, Director of ACTION

In a large sense our futures are inseparable.

At ACTION we are committed to the notion that the revitalization of both rural and urban communities depends primarily on the development of policies and practices that are smaller in scale than those now associated with our government. This commitment to smallness embraces concepts such as development of technologies more useful to family farms, development of community-organized programs that rely more on people's energy and imagination than money and the scaling down of government to make it more responsive to the best interests of its citizens.

If you can stay small and, with some help from us, find a way to prosper then I believe our approach to problems will also succeed.

RUPERT CUTLER, Assistant Secretary of Agriculture
for Conservation, Research and Education

We have programs of conservation, research and education for the small farm family. In spite of these programs, we are not reaching enough small farm families with conservation and research information through our educational channels.

Do small farm operators need conservation and research programs different from other farmers?

Do small farm families need a different educational approach--more one-to-one contact with a para-professional than group contact?

We expect the Small Farm Conference work groups of farmer delegates to provide guidelines to answer these and related questions with an indication of priority needs. Then, we can propose and move ahead with administrative and legislative changes.

DALE HATHAWAY, Assistant Secretary of Agriculture
for International Affairs and Commodity Programs

The Agricultural Stabilization and Conservation Service conducts the USDA farm program for cost sharing programs with all farmers that install needed soil, water, workland and wildlife conserving practices. We will be very interested to see what the Small Farm Conferences can identify in the cost sharing programs that should be changed to better serve the small farm operator.

The Federal Crop Insurance Program provides farmers in counties where available with all-risk insurance that repays production costs of crop loss because of bad weather, insects, disease and other unavoidable natural causes. This program is structured to serve all farmers, and we welcome suggestions on how to extend the Federal Crop Insurance Program to more small farmers.

ALEX MERCURE, Assistant Secretary of Agriculture for Rural Development

Listening to the men and women and minorities who operate the small farms in America make the five regional Small Farm Conferences an opportunity for the Secretary of Agriculture and his staff to have grass roots input from the people needing help in the rural community.

We believe that rural development in the states is synonymous with improving the quality of living and increasing income for the small farm family.

The Department of Agriculture has rural development programs such as the loan programs of the Farmers Home Administration which are designed to aid the small farm operator. We anticipate the conferences will identify any inadequacies in programs that will help us make them more accessible for the small farmer. We will make every effort to change and initiate needed programs.

JOAN WALLACE, Assistant Secretary of Agriculture for Administration

This administration is interested in co-sponsoring conferences on small farm problems not because there are many small farms, but because they represent many people--over 60 percent of all farmers!

What we need to keep in focus is that people on these small farms live and toil, raise families, have hope and ambition, contribute to society, and produce food and fiber for the nation.

We prefer to think about the small farm problem as a matter of families--not statistics. We believe that the people who are in need of help also have some knowledge of how help might be structured to give the most benefit for the least dollars invested. In other words, we believe suggestions and counsel from small farm families can be highly beneficial in the decision and legislative process where USDA represents your concerns and needs. We are dedicated to providing equal opportunities for agricultural services.

HOWARD HJORT, Director of Economics, Policy Analysis and Budget

Information gathered from these regional conferences will help USDA's Economics, Statistics, and Cooperatives Service improve Federal agricultural data systems to better serve the needs of small farmers. In addition, more knowledge about the characteristics and needs of the small farm operator and his family will help Department officials improve programs to increase family income from both farm and nonfarm sources.

Besides research, the Economics, Statistics and Cooperatives Service provides technical assistance to help farmers market their products and purchase supplies cooperatively. We hope that what we learn from these Conferences will enable us to make these programs more useful to small farmers.

We are committed to making every effort to see that our work serves the interests of small farm families.

JOHN LEWIS, Associate Director, Domestic Operations for ACTION

We are happy to be allied with the Department of Agriculture and the Community Services Administration for this important "listen and learn" conference. Both agencies have helped us to develop successful volunteer programs for rural America.

ACTION has volunteers in the field today assisting small farmers on production and marketing problems. Many more volunteers are working in rural areas to improve housing, education, recreation and health services and to provide help for the frail elderly.

There is still much to be done. We welcome your ideas and look forward to the development of dynamic solutions to problems of family farms.



REGIONAL SMALL FARMS CONFERENCE

PROBLEM RATINGS: Delegates in their working groups rated the importance of the problems they identified on a scale of 1 to 5. A "5" meant the problem was of utmost importance. A "1" indicated lowest importance. A zero rating, or no rating at all, meant the delegate had no opinion. The problem ratings shown below are averages of the delegates' ratings.

WORKING GROUP I (A) ACCESS TO CAPITAL AND CREDIT

PROBLEM RANK	PROBLEM DESCRIPTION	AVERAGE PROBLEM RATING
1	REPAYMENT: THERE ARE NO PROVISIONS FOR DEFERMENT OF PAYMENT; REPAYMENT PERIODS ARE TOO SHORT.	4.72
2	FM.H.A. LOANS--HARD TO OBTAIN LOANS. (1) FORMS TOO COMPLICATED TO FILL OUT. (2) FARMERS CANNOT GET THE MONEY WHEN NEEDED; GOOD PURCHASES LOST BECAUSE OF TIME INVOLVED. (3) SOME FARMERS DO NOT HAVE ENOUGH COLLATERAL TO OBTAIN A LOAN. (4) LACK OF INFORMATION ON SOURCES OF AVAILABLE FUNDS.	4.72
3	IT TAKES TOO LONG FOR NEW FMHA POLICIES AND INFORMATION TO REACH FARMERS AND FMHA OFFICES. THERE IS A LACK OF UNDERSTANDING BY SOME FMHA PERSONNEL PERTAINING TO THE FARMERS ABILITY TO ACCOMPLISH GOALS.	4.67
4	INTEREST: CURRENT HIGH INTEREST RATES CAUSE A DOUBLING OF REPAYMENT. LACK OF FEDERAL SUBSIDY ON COMMERCIAL OR PRIVATE LENDING INSTITUTIONS TO IMPLEMENT LOW INTEREST RATES FOR FARMS AND FARM OPERATION LOANS PREVENTS AFFORDABLE LOANS.	4.56
5	HARD TO GET ENOUGH ADEQUATE CAPITAL FOR PROFITABLE OPERATION.	4.47
6	HIGH INITIAL INVESTMENT COSTS.	4.42
7	NEED MORE FUNDS FOR AGENCIES SERVING FARMERS.	4.39
8	HARD TO SATISFY THE CRITERIA TO GET LOANS TO START A FARM.	4.39

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9	ATTITUDE: THERE IS A NEGATIVE ATTITUDE BY THE LENDER TOWARD THE SMALL FARMER--HE IS CONSIDERED A BAD RISK. THERE IS A LACK OF UNDERSTANDING OF THE SMALL FARMERS CASH FLOW AND AN UNDUE SKEPTICISM OF HIS MANAGEMENT AND ABILITY TO REPAY. ALSO, THERE IS A LACK OF REALIZATION THAT AGRICULTURE IS A BASIC PART OF THE ECONOMY. FARMERS ARE CONSIDERED A HIGH RISK BY LENDERS. IT SEEMS THAT LENDING INSTITUTIONS (COMM. BANKS, FMHA, PRODUCTION CREDIT, FEDERAL LAND BANK, ASCS) DO NOT WANT TO LOAN TO ANY ONE BUT THE LOAN-WORTHY FARMER. THE SHARE-CROPPER, INEXPERIENCED, SMALL, YOUNG OR TENANT FARMER IS IGNORED. THE SMALL FARMER DOES NOT HAVE THE VOLUME TO MEET THE STRINGENT DEMANDS OR REQUIREMENTS OF THE LENDER.	4.11
10	EQUITY: THERE EXISTS A HIGH DEGREE OF INFLEXIBILITY IN CONSIDERING EQUITY OTHER THAN REAL ESTATE SUFFICIENT COLLATERAL FOR A LONG TERM LOAN. (10 YEARS OR MORE)	3.89
11	NO PROTECTION OR CERTAINTY IN IMPROVING LEASED LAND.	3.44
12	GOVERNMENT INVESTMENTS ARE NOT EQUALLY DISTRIBUTED TO THE NORTHEAST.	3.29
13	FARMERS HAVE TO RISK EVERYTHING FOR LOAN COLLATERAL--BETTER RETURN FROM SAVINGS ACCOUNT.	3.06
14	ASCS TOO SLOW IN IMPLEMENTING PROGRAMS.	3.00



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WORKING GROUP II (B) PRODUCTION AND MANAGEMENT

PROBLEM RANK	PROBLEM DESCRIPTION	AVERAGE PROBLEM RATING
1	INCREASING PRODUCTION COSTS WITHOUT EQUAL PRICE INCREASES: INFLATION, MARKETING COSTS, EQUIPMENT AND PRODUCTION COSTS. SMALL FARMERS CANNOT SURVIVE INFLATION. COSTS OF EQUIPMENT, REPAIRS, FEED, FERTILIZER AND LABOR ARE INCREASING WITHOUT EQUAL INCREASES AND SOMETIMES DECREASING PRICES RECEIVED BY THE FARMERS FOR THEIR PRODUCTS. SMALL FARMERS LACK THE PRODUCTION CAPACITY TO ABSORB HIGHER PRODUCTION COSTS AND TECHNOLOGICAL DEVELOPMENTS.	4.92
2	LABOR: MINIMUM WAGES--UNAVAILABILITY OF SKILLED SEASONAL LABOR--COST AND REGULATION OF HOUSING-- INSURANCE. THE PROBLEM OF HIRING LABOR IS THAT WE CANNOT COMPETE WITH INDUSTRY WAGES AND BENEFITS. GOVERNMENT WELFARE AND UNEMPLOYMENT BENEFITS ARE MORE ATTRACTIVE WITHOUT WORK THAN OUR WAGES WITH WORK. MAKE THE COST OF WORKMAN'S COMPENSATION FOR THE FARMER MORE REASONABLE.	4.08
3	GOVERNMENT POLICIES--LACK OF SUBSIDIES, LEGAL AID, TOO MUCH EPA REGULATIONS.	3.77
4	ASCS COST SHARING FOR CONSERVATION TO HOBBY FARMERS--TAX SHELTERS.	3.69
5	PROCUREMENT OF SUPPLIES ON A SMALL SCALE - FUEL. THE SMALL FARMER MUST TIE UP TOO MUCH CAPITAL IN UNNEEDED SUPPLIES (I.E. FUEL, PAPER GOODS, BULK FEEDS, SEEDS, FENCING, FERTILIZERS, BUILDING AND REPAIR SUPPLIES ETC.) IN ORDER TO RECEIVE LOWER RATES, RESULTING IN LOSS OF STORAGE SPACE, TIME, INVENTORY DEPRECIATION AND POSSIBLE FIRE AND THEFT LOSS.	3.54



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6	LACK OF COMMUNICATION BETWEEN FARMERS AND GOVERNMENT PERSONNEL AND THE COMMUNITY. A) LACK OF NEW, UP-TO-DATE, AND CURRENT INFORMATION RELEASED TO THE SMALL FARMER--NEED DATA. B) POORLY INFORMED EXTENTION AGENTS--DISINTERESTED IN SMALL FARMERS. C) CONFUSSION AND OVER-LAPPING WITHIN THE VARIOUS GOVERNMENT AGRICULTURAL AGENCIES I.E., ASCS AND EXTENSION SERVICES. D) LOCAL RULES AND REGULATIONS SEVERELY LIMITING FARMING ACTIVITIES: 1) ZONING LAWS 2) EPA REGULATIONS. 3) TOWN ORDINANCES VOTED IN BY NON-FARM ORIENTED CITIZENS. E) LACK OF MONEY AVAILABLE FOR (ASCS) COMMITTEEMEN TO VISIT SMALL FARMERS.	3.54
7	FANTASTIC COST OF REHABILITATING RUN-DOWN FARMS.	3.42
8	RESEARCH--SMALL FARM MACHINERY.	2.77
9	NEED TO ENCOURAGE APPRENTICESHIP AND OTHER EXPERIENCE ORIENTED PROGRAMS.	2.69
10	CROP INSURANCE--NEED FOR LOW COST.	2.33
11	LACK OF AGENTS THAT ARE PRO-ORGANIC FARMING.	2.31



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WORKING GROUP III (C) MARKETING

PROBLEM RANK	PROBLEM DESCRIPTION	AVERAGE PROBLEM RATING
1	TOO MUCH INFLUENCE OF BIG PRODUCERS ON GOVERNMENT REGULATIONS AFFECTING SMALL PRODUCERS.	4.94
2	GOVERNMENT POLICY KEEPING FOOD CHEAP.	4.84
3	NEED TO ENSURE PROFITABILITY.	4.71
4	GOVERNMENT SHOULD USE ITS PURCHASING POWER IN SUPPORT OF SMALL FARMERS.	4.67
5	NEED FOR EFFECTIVE PRODUCER COOPERATIVES.	4.65
6	GROWERS OF PERISHABLES CANNOT GET FAIR PRICE.	4.59
7	NEED TO ELIMINATE FUTURES MARKET OF COMMODITIES ON MERCANTILE EXCHANGE.	4.59
8	FARMERS NEED TO DO MORE PROMOTION AND DEPEND LESS ON GOVERNMENT FOR PROMOTION.	4.53
9	TOO MANY GOVERNMENT REGULATIONS INHIBITING MARKET: HEALTH, TRANSPORTATION, DIRECT, OFF-FARM.	4.50
10	LACK OF GOVERNMENT FINANCIAL BACKING--TECHNICAL ASSISTANCE FOR DIRECT MARKETING.	4.50



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11	GOVERNMENT IMPORT POLICY--CROPS AND LIVESTOCK	4.47
12	HIGH COST OF SERVICE AND SUPPLIES TO LOW VOLUME PRODUCER.	4.47
13	NEED EDUCATION REGARDING FARMERS' COST.	4.44
14	HOW TO COOPERATE WITHOUT LOSING REPRESENTATION AND POWER.	4.44
15	SUPPORT FOR DIRECT MARKETS ARE NEEDED.	4.39
16	NEED FOR RECOGNITION BY GOVERNMENT OF MERITS OF ORGANIC FARMING.	4.38
17	NEED EDUCATION REGARDING ORGANIC PRODUCTS.	4.31
18	MILK MARKETING ORDERS CREATE INEQUITIES IN INCOME.	4.31
19	NEED TO EDUCATE CONSUMERS REGARDING MIDDLEMAN ROLE AND PROFIT.	4.29
20	EDUCATE CONSUMERS TO APPRECIATE QUALITY.	4.19



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WORKING GROUP IV (D) Sources of Additional Income

PROBLEM RANK	PROBLEM DESCRIPTION	AVERAGE PROBLEM RATING
1	NEED TO LOCATE SOURCES OF ADDITIONAL ON-FARM INCOME.	4.56
2	NEED TO INCREASE AVENUES FOR DIRECT MARKETING (E.G. FARM MARKETS) OF FARM PRODUCTS AS A MEANS TO INCREASE INCOME.	3.78
3	NEED FOR FARM FAMILIES TO BECOME MORE SELF-SUFFICIENT (ENERGY SOURCES, FOOD PRODUCTION, CONSTRUCTION SKILLS, ETC.) AS A WAY TO REDUCE EXPENDITURES AND THEREBY INCREASE FARM INCOME.	3.67
4	NEED TO LOCATE SOURCES OF ADDITIONAL INCOME WHICH ARE FLEXIBLE IN TERMS OF TIME (HOURS, SEASONS).	3.50
5	NEED FOR INFORMATION ON INSURANCE, TAX LAWS, ADVERTISING, SANITATION/ZONING REGULATIONS AND/OR REGULATIONS ON USE OF FARM BUILDINGS THAT MAY AFFECT DEVELOPMENT OF ON-FARM SOURCES OF INCOME.	3.33
6	NEED TO LOCATE SOURCES OF NON-FARM INCOME.	3.25
7	IN SOME AREAS, ZONING/LAND USE/WETLANDS REGULATIONS HURT FARMERS ECONOMICALLY AND MAY LIMIT OPPORTUNITIES FOR ADDITIONAL INCOME.	2.63
8	NEED TO MATCH FARM SKILLS (CARPENTRY, MECHANICS, ETC.) AND FARM EQUIPMENT (TRACTORS) WITH OFF-FARM DEMAND.	2.56



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WORKING GROUP V (E) FARM FAMILY LIVING: QUALITY OF LIFE IN RURAL COMMUNITIES

PROBLEM RANK	PROBLEM DESCRIPTION	AVERAGE PROBLEM RATING
1	ESTATE PLANNING--TAXES. (PRIORITY 2). THE ESTATE TAXES ARE DISCRIMINATORY BETWEEN THE OLIGARCHY AND A FAMILY FARM. FEDERAL ESTATE TAXES HAVE BEEN EASED, BUT MANY STATES HAVE NOT ADJUSTED TO EASING THEIR ESTATE TAXES. ESTATE TAXES HAVE FORCED MANY FAMILY FARM UNITS TO INCORPORATE. CHILDREN BEING FORCED OFF THE FARM BECAUSE OF ESTATE TAXES.	4.50
2	ECONOMIC DISADVANTAGE (PRIORITY 1) BECAUSE OF: A) LOWER GROSS INCOME THAN LARGER FARMS B) INADEQUATE ACCESS TO SUFFICIENT CAPITAL AND CREDIT. C) HIGH INTEREST RATES. D) INFLATION SPIRAL. E) SOME FIXED COSTS AS EXPENSIVE AS LARGER FARMS. F) HIGH COST OF FRINGE BENEFITS IN RELATION TO OUR INCOME: SUCH AS LIABILITY, HEALTH AND RETIREMENT INSURANCE.	4.50
3	URBAN--RURAL INTERFACE (PRIORITY 3). THE URBAN-RURAL INTERFACE IS A CONFLICT THAT SURFACES IN TWO WAYS. THE DETERMINATION OF MANY RURAL COMMUNITIES INCREASES THE PRESSURES ON URBAN AREAS AS MORE PEOPLE MOVE TO THE CITY. WHILE AT THE SAME TIME, NEW SUBURBAN NEIGHBORS OFTEN TRESPASS ON CROPS, VANDALIZE FENCES AND BUILDINGS, PRODUCE HAZARDOUS ROADSIDE LITTER, DEMAND EXPENSIVE NEW SERVICES AND PRODUCE NEW ANTI-AGRICULTURAL ZONING.	4.42
4	LACK OF POSITIVE IMAGE (FARMER-COMMUNITY) (PRIORITY 4) A) THE POSITIVE IMAGE OF THE SMALL FARMER IS CONSTANTLY BEING DAMAGED BY HIS BEING STEREOTYPED IN PRINT AND BY THE MEDIA AS UN-EDUCATED AND CULTURALLY DEPRIVED. B) THIS IMAGE IS FURTHER ERODED BY SOCIETY'S EVALUATION OF HIS SUCCESS SOLELY ON A MONETARY BASIS. C) THE SMALL FARMER DOES NOT ACTIVELY PROJECT THE WORTH OF FARM LIFE TO HIS SURROUNDING COMMUNITY.	4.17



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5	SOCIAL -FARMING-RURAL COMMUNITY STABILITY (PRIORITY 5) SMALL FARMS HAVE A TREMENDOUS IMPACT ON THE ENTIRE SOCIAL AND ECONOMIC FIBRE OF A COMMUNITY. WHERE THEY HAVE DISAPPEARED, LOCAL BUSINESSES ALSO DISAPPEAR, SCHOOLS, CHURCHES AND OTHER SOCIAL INSTITUTIONS SHRIVEL. WHERE THEY FLOURISH, THEIR ENTIRE COMMUNITIES FLOURISH AS A DIRECT RESULT. THE QUALITY OF LIFE IS ENHANCED FOR FARMER AND TOWNSMAN ALIKE.	3.83
6	PUBLIC MIS-USE OF FARMLAND.	3.67
7	STRESS--EXTERNAL FORCES, WORKLOAD, COMMUNITY RESPONSIBILITY.	3.50
8	CHILDREN LEAVING FARMS--FAMILY DECISIONS.	3.25
9	LACK OF VOCATIONAL TRAINING.	3.08



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Working Group VI (F) ENERGY--TRADITIONAL AND ALTERNATIVE

PROBLEM RANK	PROBLEM DESCRIPTION	AVERAGE PROBLEM RATING
1	GOVERNMENT SPONSORED DEVELOPMENT OF NEW RESOURCES.	4.78
2	CONSERVATION, RECYCLING, AND USE OF RENEWABLE RESOURCES.	4.33
3	CONSERVATION OF ENERGY.	4.22
4	WASTE OF ENERGY AND NON-RENEWABLE RESOURCES.	4.00
5	LACK OF ENERGY BILL FOR SMALL FARMERS.	4.00
6	HIGH CAPITAL COSTS FOR ESTABLISHING ENERGY CONSERVING EQUIPMENT.	3.89
7	BURDEN OF WASTEFUL ENERGY BEHAVIOR OF USA BEING BORNE BY AGRICULTURAL AREAS: HIGH VOLTAGE WIRE, STRIP MINING, AND PROLIFERATION OF NUCLEAR PLANTS IN RURAL AREAS.	3.89
8	MONOPOLY AND LOBBY POWER OF FUEL COMPANIES AND UTILITIES.	3.57
9	UNCERTAINTY OF SUPPLY OF ENERGY.	3.56
10	ELECTRICAL COSTS AND RESOURCES (I.E., RATE STRUCTURE FAVORS LARGE SCALE USERS).	3.33



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11	GOVERNMENT DRAGGING FEET ON DEVELOPMENT OF ALTERNATIVE ENERGY RESOURCES FOR SMALL FARMS.	3.33
12	NEED FOR GOVERNMENT SUBSIDIZED RESEARCH DEVELOPMENT AND EDUCATION IN AGRICULTURE AND TECHNOLOGY FOR SMALL FARMS.	3.22
13	THREAT OF MISUSE OF SOIL NUTRIENTS FOR ENERGY (HEAT), I.E., MANURE TO METHANE GAS.	3.22
14	HIGH TAXES ON FUEL AND ENERGY.	3.13
15	NEED FOR REGIONAL, LOCALIZED ENERGY SYSTEMS WHICH FAVOR SMALL FARMERS AND RURAL COMMUNITIES.	3.11
16	HIGH COST OF FUEL AND ELECTRICITY.	2.89
17	CONFLICTING GOVERNMENT POLICIES IN USE OF RESOURCES (I.E. WATER FOR ENERGY OR RECREATION).	2.67
18	LACK OF FUNDS TO MAINTAIN RURAL SMALL ROADS AND BRIDGES CAUSING EXCESSIVE TRAVEL IN RURAL AREAS.	2.14
19	DISTRIBUTION COSTS OF FUEL AT LOCAL LEVEL.	1.63



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WORKING GROUP VII (G) LAND USE

PROBLEM RANK	PROBLEM DESCRIPTION	AVERAGE PROBLEM RATING
1	THE PROCESS OF PASSING FARM LAND FROM GENERATION TO GENERATION WITHOUT EXCESSIVE GOVERNMENT TAXATION AND THE REVISION OF CAPITAL GAIN TAXES ON LONG-TERM OWNERSHIP OF AGRICULTURAL LAND.	4.59
2	THE SMALL FARMER CANNOT COMPETE FOR AGRICULTURAL LAND AGAINST MORE AFFLUENT SECTORS OF THE ECONOMY, I.E. DEVELOPERS, FOREIGN, MUNICIPALITIES, FEDERAL AND STATE GOVERNMENTS, INDUSTRY, UTILITIES, GENTRY, CONDEMNATION, TAX SHELTERS FOR SYNDICATES AND CORPORATIONS.	4.55
3	INEQUITABLE TAX ASSESSMENTS DUE TO CURRENT USE LAWS AND DIFFERENCES IN LOCAL ASSESSORS INTERPRETATION OF STATE LAWS IN THE SAME STATE.	4.18
4	PRESENT ZONING IS LOCAL AND FRAGMENTED, REGULATIONS DIFFER VASTLY, ALLOWING EASY BYPASS, STANDARDIZATION IS NECESSARY WITH PROVISION MANDATORY TO PROTECT AGRICULTURE.	4.14
5	KEEPING AGRICULTURAL LAND AVAILABLE FOR PRODUCTION; KEEPING (AND EVEN IMPROVING) SOIL FERTILITY BY RESPONSIBLE STEWARDSHIP OF LAND.	4.09
6	ASCS COST SHARING PROGRAMS CANNOT BE FULLY UTILIZED BY SMALL FARMERS BECAUSE OF RESTRICTIONS ON LAND USE. ALLOCATING ADDITIONAL FUNDS THROUGH ASCS SPECIFICALLY FOR SMALL FARMS UNDER REVISED GUIDELINES IS BECOMING A NECESSITY IF THE SMALL FARMER IS TO SURVIVE.	3.45



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During the first day of this conference a total of 98 high priority problems were identified and rated within seven working groups.

Only the top 20 problems reported for any one working group are reported here. If any group had less than 20 problems, all problems are reported.

All problems shown here (87 problems) will be rated by all delegates during the second day of this conference.

The results of the second day's rating of 87 problems by all delegates will be summarized and published with those problems not included in the top 20 and with other conference follow-up material.

NOTES

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